

060.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,032,500 / 1,032,500

USE VALUE: 1,032,500 / 1,032,500

ASSESSED: 1,032,500 / 1,032,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
14		RESERVOIR RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1: WRIGHT BRUCE & SUSAN

Owner 2: _____

Owner 3: _____

Street 1: 14 RESERVOIR RD

Street 2: _____

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	_____
Owner 2:	_____
Street 1:	_____
Twn/City:	_____
St/Prov:	_____
Postal:	_____

NARRATIVE DESCRIPTION

This parcel contains 11,910 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1998, having primarily Clapboard Exterior and 3077 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11910		Sq. Ft.	Site		0	70.	0.65	6									544,114						544,100	

Total AC/Ha: 0.27342

Total SF/SM: 11910

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 544,114

Spl Credit

Total: 544,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:	1,032,500	/	1,032,500
USE VALUE:	1,032,500	/	1,032,500
ASSESSED:	1,032,500	/	1,032,500

User Acct	39648
GIS Ref	
GIS Ref	
Insp Date	
03/06/09	

!5238!	
PRINT	
Date	Time
12/10/20	20:09:23
LAST REV	
Date	Time
06/01/17	11:01:59
ekelly	
5238	

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH											
Type:	5 - Cape				Full Bath		1	Rating: Good		SUBDIVISION 3/96 BK:25285 PG:427.						33		5		15									
Sty Ht:	1T - 1 & 3/4 Sty				A Bath:		Rating:								OSP (270)		18		OPP (180)										
(Liv) Units:	1		Total: 1		3/4 Bath:		Rating:								7		7		15										
Foundation:	1 - Concrete				A 3QBth		Rating:																						
Frame:	1 - Wood				1/2 Bath:		1	Rating: Good																					
Prime Wall:	2 - Clapboard				A HBth:		Rating:																						
Sec Wall:			%		OthrFix:		Rating:																						
Roof Struct:	1 - Gable				OTHER FEATURES																								
Roof Cover:	1 - Asphalt Shgl				Kits:		1	Rating: Good		1st Res Grid Desc: Line 1 # Units: 1																			
Color:	BEIGE				A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O																				
View / Desir:					Frpl:		1	Rating: Average		Other																			
GENERAL INFORMATION						WSFlue:		Rating:		Upper																			
Grade:	C+ - Average (+)				CONDOS INFORMATION						Lvl 2																		
Year Blt:	1998	Eff Yr Blt:		Location:								Lvl 1																	
Alt LUC:		Alt %:		Total Units:								Lower																	
Jurisdct:	G10	Fact:	.	Floor:								Totals RMS: 6 BRs: 3 Baths: 1 HB: 1																	
Const Mod:					% Own:								REMODELING						RES BREAKDOWN										
Lump Sum Adj:					Name:								Exterior:		No Unit RMS BRS FL														
INTERIOR INFORMATION						Phys Cond:		GD - Good	7.7	%	Interior:		1 6 3 M																
Avg Ht/FL:	STD				Functional:				%	Additions:																			
Prim Int Wall:	1 - Drywall				Economic:		C - Com Locatio	5.0	%	Kitchen:																			
Sec Int Wall:			%		Special:				%	Baths:																			
Partition:	T - Typical				Override:				%	Plumbing:																			
Prim Floors:	3 - Hardwood								%	Electric:																			
Sec Floors:			%						%	Heating:		Totals																	
Bsmnt Flr:	12 - Concrete								%	General:		1 6 3																	
Subfloor:									%																				
Bsmnt Gar:									%																				
Electric:	3 - Typical								%																				
Insulation:	2 - Typical								%																				
Int vs Ext:	S								%																				
Heat Fuel:	2 - Gas								%																				
Heat Type:	3 - Forced H/W								%																				
# Heat Sys:	1							%																					
% Heated:	100			% AC:		100			%																				
Solar HW:	NO			Central Vac:		NO			%																				
% Com Wall:				% Sprinkled:					%																				
MOBILE HOME						Make:				Model:				Serial #:				Year:		Color:									
SPEC FEATURES/YARD ITEMS												PARCEL ID 060.0-0002-0002.0						IMAGE						AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
4	Garage W/Lof	D	Y		130X40	V	GD	2004		28.19	T	9	101			30,800		30,800											
More: N						Total Yard Items:		30,800		Total Special Features:								Total:		30,800									